

**Minutes of the Zoning Board of Appeals Meeting of December 15, 2011 - 7:00 P.M.**  
**Amended**

**MEMBERS PRESENT:**           **Regis Barrett, Chairman**  
                                  **Jeanne Hartman**  
                                  **Wally Parker**  
                                  **Dean Bredenbeck**

**ABSENT:**                       **Bob Kinney**

**ALSO PRESENT:**           **Barbara Stanton, Secretary**  
                                  **Tom Ockington, Building Commissioner**

Chairman Barrett – I would like to call the Zoning Board of Appeals meeting to order. Roll call was taken and the following members were present, Regis Barrett, Jean Hartman, Wally Parker, Dean Bredenbeck. Absent member: Bob Kinney.

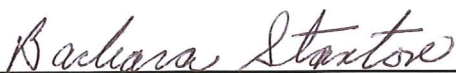
Chairman Barrett: There is one member absent so we are unable to approve the minutes of October 20, 2011. A motion was made by Jeanne Hartman, second by Dean Bredenbeck to approve the minutes of November 17, 2011 as amended. **Vote Resulted: - Yes – Regis Barrett, Jeanne Hartman, Wally Parker, Dean Bredenbeck.**

Chairman Barrett: **Item #1 – A request for an appeal of the denial by the Planning Commission meeting dated December 1, 2011 from Thelma Lampkins-Freeman for conditional use approval to locate a child care center located at 4674 Ridge Road. P.P. # 433-07-004**

Chairman Barrett: There is one member absent tonight so you have the option to defer the vote and have it moved to the next meeting to be heard. There was discussion regarding the way in which the meeting can be deferred to January and/or the appeal process. Serena Billings: I have an estimate to install a fence. The drawings were presented to the committee. When the children are coming out to play we will have little flagmen (barricades) while they are crossing to the fenced area. There was discussion regarding the size and type of fence. Serena Billings: I spoke to Timothy at the costume store and he indicated that there is very little traffic that comes in the back of the building. Serena Billings: We will not have all the children out at the same time. There would be approximately 15 to 20 children out in the play area at a time. There was further discussion regarding the classrooms and how many children would be in the play area. Chairman Barrett: Are you able to mark on the pavement a strip from the building to the gate? Sal Russo owner of the property: Yes, we would be able to put yellow stripes along the area. The dumpster has also been removed. Dean Bredenbeck: I was there yesterday and there is trash where the dumpster was located. Commissioner Ockington: There is a city parking lot in that uses the driveway for access. Jeanne Hartman: It only takes one vehicle and one child for an accident. Chairman Barrett: When you take the children from the building to the play area, how many adults do you plan on crossing the children? Serena Billings: We will have at least two adults and one that will stand with the traffic stop sign and we also have the little flagmen out along with caution children at play signs. There was discussion regarding the size of a traffic lane in the alley. Wally Parker: How many people will be on staff? Serena Billings: According to the state, if there are 50 children we would need approximately 11-15 staff. Chairman Barrett: Who would be the administrator? Serena Billings: I would be the administrator. Chairman Barrett: What is your position with the daycare center on Harvard Avenue? Serena Billings: I am the administrator there as well. Chairman Barrett: There is a different name listed at that location. Serena Billings: That person is not employed with us any longer. Chairman Barrett: Are you certified to be an administrator? Serena Billings: Yes I am. Chairman Barrett: Who does the training of the staff? Serena Billings: I do. I take classes throughout the year to stay in compliance. Chairman Barrett: Who is going to have the responsibility of putting up the rosters? Serena Billings: We do that in the beginning of the year. Prior to the state inspection, we are required to have that posted for the parents in each classroom. Dean Bredenbeck: Who administers the Richfield Drive daycare? Serena Billings: Thelma Lampkins-Freeman does. Dean Bredenbeck: What type of daycare is that? Serena Billings: That is a home based daycare. It is a type A. A licensed specialist by

the state will inspect all our locations. Chairman Barrett: When was the last time the Richmond Heights location was inspected? Thelma Lampkins-Freeman: It was inspected during the summer. The Richmond Heights location will be closing. Dean Bredenbeck: Are you aware of the voluntary "Step up to Quality" programs? Serena Billings: Yes, we are working towards that. Dean Bredenbeck passed out information regarding the programs. This is a voluntary rating program. Serena Billings: All of the teachers need to have some type of degree; all of our teachers are taking classes on line. The teachers do not have the qualifications for this program. We have the criteria as far as training, but the teachers do not have a bachelor or masters degree which is one of the requirements. Our locations would qualify as a step one. Serena Billings: We would like the Brooklyn location to qualify for a three star. We put an ad in the Plain Dealer for teachers with degrees and we would like to start the interview process. There was further discussion regarding the steps of the program. Chairman Barrett: A document was shown to Serena Billings. Is this regarding a complaint? Chairman Barrett: There were a total of 4 complaints that would place you in the bottom percentage in the county. Serena Billings: If a parent is asked to terminate the contract with the center due to their problem child; parents could retaliate and will call the state licensing office with a complaint. The license specialist will come out and state that this was unsubstantiated or indicate if there was a violation. Ms. Payne who is the license specialist will assure you that any complaints that came about were unfounded, but the specialist must respond to each complaint. Dean Bredenbeck: There are 520 facilities in Cuyahoga County; 425 had zero complaints; 67 had 1 complaint; **14** had 2 complaints; 4 had 3 complaints; and **4** had **4** or more complaints. Serena Billings: The complaints we received were child to teacher ratio. There was further discussion. Jeanne Hartman: Of your 11 to 15 staffs are these all women? Serena Billings: No we have some men as well. Jeanne Hartman: What type of investigation is required of your employees? Serena Billings: Every teacher is required to have a BCI report and an FBI report. There was further discussion regarding classrooms, school aged children and transportation. Serena Billings: The Park at Vandalia and Ridge Roads would consist of being a field trip and we would use the van for transportation. Jeanne Hartman: Is there a qualified nurse on staff? Serena Billings: We are not required by the State to have a nurse. All teachers are qualified in CPR and first aid. This is required by the State. Theresa Bianco, resident at 7328 Glencoe Avenue: I live behind the building and it is a busy intersection in front of that building; you have children playing outside; and I feel this is not a safe place for the children. There was further discussion regarding the safety of the children. Sal Russo: I could put a chain across with a stop sign in the back of the building as the children are crossing to the play area. Sal Russo: What is the committee's main concern? Jeanne Hartman: I think it is not a good location and the welfare of the children. There was further discussion. Chairman Barrett: Ms. Billings: Would you like the committee to take a vote this evening or defer the request for the January meeting? Serena Billings: We would defer until next month. **A motion to table the request of an appeal of the denial by the Planning Commission meeting dated December 1, 2011 from Thelma Lampkins-Freeman for conditional use approval to locate a child care center at 4674 Ridge Road was made by Jeanne Hartman second by Wally Parker. Vote Resulted: - Yes – Regis Barrett, Jeanne Hartman, Wally Parker, Dean Bredenbeck.**

**A motion to adjourn the meeting was made by Regis Barrett, second by Dean Bredenbeck. Vote Resulted: - Yes – Regis Barrett, Jeanne Hartman, Wally Parker, Dean Bredenbeck.**



Barbara Stanton, Secretary



Regis Barrett, Chairman